

September 19, 2017

Application No.: 50/75200-00-022

School: McElhinney Middle

County of Riverside

Mr. William C. Olien
District Representative
Murrieta Valley Unified School District
41870 McAlby Court
Murrieta, CA 92562

Dear Mr. Olien:

The Office of Public School Construction (OPSC) has received concurrence from the district regarding review findings for McElhinney Middle School, OPSC application number 50/75200-00-022. The project is considered closed. OPSC relied upon the fieldwork conducted by Office of State Audits and Evaluations (OSAE) of the district's project financing, expenditures, and certifications to ensure compliance pursuant to Education Code Sections 17072.35, 17074.25, and 17076.10 and School Facility Program (SFP) Regulation Section 1859.106. In addition, the OSAE review examined the district's compliance with applicable SFP Regulations in effect when the Funding Application was received by OPSC, dated July 17, 2008.

The project is a non-financial hardship new construction project that was funded on a 50 percent State and 50 percent District basis. The project has expended funds beyond the SFP grant and is considered overspent.

The review also determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and will receive additional Department of Toxic Substances Control (DTSC) funding in the amount of \$823 pending approval at the next available State Allocation Board meeting.

This final report includes the:

1. Signed Summary of Project Financing and Expenditures
2. State Allocation Board Apportionment Approval
3. Division of the State Architect Plan Approval
4. California Department of Education Final Plan Approval

In order to promote School Facility Program transparency, this report will be posted to our website.

Thank you for your assistance and cooperation during the review process. Should you have any questions concerning this report, you may call the Fiscal Services Unit at (916) 376-1771.

Sincerely,



RICK ASBELL, Chief, Fiscal Services
Office of Public School Construction

Enclosures

cc: Riverside County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Murrieta Valley Unified
 School: McElhinney Middle
 County: Riverside
 SFP Application Number: 50/75200-00-022
 LPP Application Number: _____
 Date: 5/31/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 21,175,714	\$	2,762,329
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 21,175,714	\$	2,762,329
5	Interest	5	\$ -	\$	-
6	Total Project Funding	6	\$ 42,351,428	\$	5,524,658
7	Reported Expenditures	7	\$ 55,776,144	\$	5,526,305
8	Reported Overspent	8	\$ (13,424,716)		
9	Reported Adjustment Site Related Grants	9		\$	(1,647)
10	Grant Adjustments	10	\$ -	\$	1,647
11	Total Review Adjustments	11	\$ 405,593	\$	-
12	Revised Expenditures	12	\$ 55,370,551	\$	5,526,305
13	Net Overspent	13	\$ (13,019,123)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant to be Returned to the District	15	\$ -		
16	Site Adjustment to be Returned to the District	16		\$	823
17	Total to be Returned to the District	17		\$	823

Explanations:

Line 10
See Schedules 1 and 2

Line 11
See Schedules 3

Line 17:

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional Department of Toxic Substances Control (DTSC) funding in the amount of \$823. Per SFP Regulation Section 1859.106(d), "Any adjustments made pursuant to this Section will be made only if sufficient bond authority is available for the adjustment. If an Unfunded List has been created by the Board, then any adjustments made pursuant to SFP Regulation Section 1859.106(d) will be placed on the Unfunded List." Should the Board approve and place this project on the Unfunded List, this does not constitute a guarantee or commitment of future State funding and should not be relied on in any manner as any kind of representation or indication of future State funding. The State cautions any kind of reliance on the fact that an application has been placed on this list.

These are the final authorized amounts needed to bring the District's accounting records into compliance. Amounts shown supersede all authorized amounts shown on the Office of Public School Construction Fund Release documents.

ON BEHALF OF THE DISTRICT I CONCUR WITH THIS ANALYSIS AND REQUEST THAT THE OFFICE OF PUBLIC SCHOOL CONSTRUCTION CLOSE ITS BOOKS FOR THIS PROJECT.

W. Cole
District Representative

6-14-17
Date

Schedule 1
Refund/Reimbursement Summary

District Name: Murrieta Valley Unified
 School: McElhinney Middle
 County: Riverside
 SFP Application Number: 50/75200-00-022
 LPP Application Number: _____
 Date: 5/31/2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ -	\$ -	\$ -	Site Related Grant - Acquisition
2	\$ -	\$ -	\$ -	Site Related Grant - Relocation
3	\$ 1,647	\$ 824	\$ 823	Site Related Grant - DTSC Fee
4	\$ -	\$ -	\$ -	Site Related Grant - Hazardous Removal
5				
6				
7	Grant Increase (State's Share)		\$ 823	

Explanations:**Line 1**

A grant adjustment may be made to site acquisition grant if there is a court order condemnation. There was no court order condemnation. See Schedule 2 - Line 1.

Line 2

The District did not receive a Site Relocation Grant. See Schedule 2 - Line 2.

Line 3

The reported amount exceeded the grant. The State's share of the increase of the grant is \$823. See Schedule 2 - Line 3.

Line 4

The District did not receive a Site Hazardous Waste Removal Grant. See Schedule 2 - Line 4.

Schedule 2
Grant Adjustments

District Name: Murrieta Valley Unific
 School: McElhinney Middle
 County: Riverside
 SFP Application Number: 50/75200-00-022
 LPP Application Number: _____
 Date: 5/31/2017

	A	B	C	D
Line	Grant Amount	Eligible Amount	Difference (A-B)	Comments
1	\$ 5,523,158	\$ 5,523,158	\$ -	Site Related Grant - Acquisition
2	\$ -	\$ -	\$ -	Site Related Grant - Relocation
3	\$ 1,500	\$ 3,147	\$ (1,647)	Site Related Grant - DTSC Fee
4	\$ -	\$ -	\$ -	Site Related Grant - Hazardous Removal
5				
6				
7	Total Grant Adjustments:		\$ (1,647)	

Explanations:

Line 1

A grant adjustment may be made to site acquisition grant if there is a court order condemnation. There was no court order condemnation.

Line 2

The District did not receive a Site Relocation Grant.

Line 3

The District received a Site DTSC Fee grant for \$1,500. The OPSC has accepted the District's reported \$3,147 amount for the Site DTSC Fee. Pursuant to School Facility Program Section 1859.106(a), a grant adjustment for the \$1,647 difference between the two amounts must be made. Since this is a new construction project, the \$1,647 Site DTSC Fee grant adjustment results in an \$823 amount due to the District.

Line 4

The District did not receive a Site Hazardous Waste Removal Grant.

Schedule 3
Review Adjustments

District Name: Murrieta Valley Unified
 School: McElhinney Middle
 County: Riverside
 SFP Application Number: 50/75200-00-022
 LPP Application Number: _____
 Date: 5/31/2017

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 405,593	\$ -	\$ 405,593	Ineligible Expenditures
2				
3				
4				
5				
6				
7	Total Audit Adjustments:		\$ 405,593	

Explanations:

Line 1

The District reported \$405,593 ineligible expenditures such as claimed invoices on a different school site (\$209,326) and claimed vendor invoice twice for \$115,267.

SCHOOL DISTRICT DATA

Application No: 50/75200-00-022
 School District: Murrieta Valley Unified

County: Riverside
 School Name: McElhinney Middle

PROJECT DATA

Type of Project: Middle School
 K-6: 900
 7-8: 675
 9-12:
 Non-Severe: 26
 Severe: 9
 Application Filing Basis: District Wide
 Number of Classrooms in This Project: 64
 Master Acres: 37.33
 Existing Acres:
 Proposed Acres: 27.31
 Recommended Acres: 31
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: No
 Core Facilities: Multi-Purpose/Kitchen,
 Gymnasium,
 Library/Media Center,
 Administration, Toilet

ADJUSTED GRANT DATA

New Construction Grant	\$ 15,378,414.00
Fire Detection Alarm	23,261.00
Sprinkler System	291,177.00
High Performance (2.2%)	338,325.00
Site Acquisition	2,872,792.00
Service Site	2,081,583.00
Off-Site	1,599,948.00
Utilities	18,691.00
General Site	1,333,852.00
Total State Share (50%)	23,938,043.00
District Share (50%)	23,938,043.00
Total Project Cost	<u>\$ 47,876,086.00</u>

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 23,938,043.00
<u>District Share</u>	
Cash Contribution	23,938,043.00
Financial Hardship	
Total Project Cost	<u>\$ 47,876,086.00</u>

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>				
New Construction/Add. Grant	057-500	\$	\$ 23,599,718.00	\$ 23,599,718.00
High Performance	057-700		338,325.00	338,325.00
<u>District Share</u>				
Cash Contribution			23,938,043.00	
Total		\$	<u>\$ 47,876,086.00</u>	<u>\$ 23,938,043.00</u>

Funding Source: Bonds/2006-Nov.

Pursuant to Article 10, Section 1859.90, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) within 18 months; otherwise, the apportionment will be rescinded.

The District shall ensure that it is in compliance with all applicable laws, regulations and certifications it made on the program forms.



State of California • Arnold Schwarzenegger, Governor
State and Consumer Services Agency

MAR 02 2007

DEPARTMENT OF GENERAL SERVICES
Division of the State Architect - San Diego Office

APPROVAL OF PLAN(S)

February 27, 2007

STAN SCHEER, SUPERINTENDENT
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
41870 McALBY COURT
MURRIETA CA 92562-8831

Project: DOROTHY McELHINNEY MIDDLE SCHOOL
Scope: CONSTRUCTION OF: ONE ADMIN BLDG "A"; ONE MULTI PURPOSE/C. R./OFFICE BLDG "B";
ONE GYMNASIUM BLDG "G"; FIVE C. R. BLDGS "C, D, E, F, H"; FOUR LUNCH SHELTERS "1
TO 4"; SITE IMPROVEMENT; CULVERT STRUCTURE (F/CG3.5); RETAINING WALL
Application #: 04-108221
File #: 33-32

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on February 21, 2007. A set of said drawings and specifications has been filed on February 21, 2007.

This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project:



Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural, and fire and life safety.



Due to the nature of the building(s), certain precautions considered necessary to assure long service have not been required. In the condition as built, the building(s) will meet minimum required standards for structural, and fire and life safety. The owner must observe and correct deterioration in the building in order to maintain it in a safe condition.

Application #: 04-108221
File #: 33-32

- ☐ Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # ____-____.
- ☐ These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- ☐ Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.
- ☐ Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
- ☐ This approval is for the part shown only since the drawings and specifications for the proposed work include only the portion of the building to be partially constructed on the subject site. It is understood that a separate application will be subsequently filed, together with drawings and specifications showing a plot plan and details of work necessary for completion. A contract for completion shall not be let before the written approval of such drawings has been obtained from the Department of General Services.
- ☐ The building(s) was designed to support a snow load of _____ pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
- ☒ This constitutes the written approval certifying that the drawings and specifications are in compliance with State regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)
- ☐ Your application for the construction of a relocatable building submitted under the provisions of Section 17293 of the Education Code is hereby approved. This approval certifies that the drawings and specifications are in compliance with state regulations for accommodation of the disabled, structural safety, and fire and life safety. This approval applies only to the drawings and specifications for the foundation system, anchorage of the overhead nonstructural elements, and site work related to this project. Documentation has been received indicating that the building was constructed after December 19, 1979, and bears a commercial coach insignia of approval from the Department of Housing and Community Development (HCD). Confirmation that the construction of the HCD building conforms to the appropriate state regulations is done by others. (See Section 17307, Education Code and Section 4454, Government Code.)

Application #: 04-108221
File #: 33-32



Deferred Approval(s) Items:

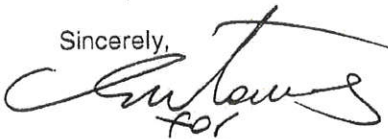
Installation of the **Fire Sprinkler System** shall not be started until the detailed drawings, specification of the system(s) have been approved by the Fire & Life Safety Section of the Division of the State Architect's Office of Regulation Services.

Installation of the following item(s) shall not be started until detail drawings, specifications and calculations signed by the architect or engineer in general charge of design and the architect or professional engineer who has been delegated responsibility covering such work, have been approved by this Department: **Elevator Guide Rail Anchorage**

This Project has been classified as **Class 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



David F. Thorman, AIA
State Architect

DFT: Cr: Tj: shc

cc:
David Long, County Superintendent
George Wiens, AIA
Director of Facilities
Reading File
File



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

September 4, 2008

Murrieta Valley Unified
41870 McAlby Ct.
Murrieta, CA 92562

Project Tracking No: 75200-27
Re: Dorothy McElhinney Middle School
County: Riverside
Square Feet: 123,591
Grade Level: 6 - 8

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of February 16, 2007, for the above referenced project. The plans were received on April 9, 2008. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, et seq. and Education Code 17251(c) and (d)).

It is the responsibility of the school district to meet all requirements concerning toilet facilities, drinking water supply, sewage disposal, food service facilities and other plan elements having primary health and safety implications. The plans should be reviewed by the local health agency having jurisdiction and a written approval should be secured and filed in the school district's records. If the approved project involves work on an existing school building, it is the responsibility of the school district to meet all Federal, State and local requirements relating to the identification, remediation and/or removal of hazardous levels of lead and asbestos containing materials before or during construction. It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

This letter revises and supercedes the letter issued on April 30, 2008.

The school site for this project is 27.31 usable acres. This represents 88.1% of the California Department of Education's recommended site size of 31 acres, as contained in the California Department of Education's "Guide to School Site Analysis and Development(2000)," for the current CBEDS enrollment of the site and the student capacity added by this project as calculated pursuant to SAB Regulation 1859.83(d).

The property approved for acquisition/and or use is 34.35 gross acres of which 27.31 are usable for school purposes. An additional 0 usable acres are available for school use through a joint use agreement. The total usable acres of 27.31 represents 73.16% of the California Department of Education's recommended master plan site size of 37.33 acres as contained in the California

Murrieta Valley Unified
September 4, 2008
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PTN: 75200-27
Dorothy McElhinney Middle School

Department of Education's "Guide to School Site Analysis and Development (2000).

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Arts and Crafts	7 - 8	2	54
Classrooms	1 - 6	36	900
Classrooms	7 - 8	9	243
Computer	7 - 8	3	81
Drama	7 - 8	1	27
Music/Choir/Band	7 - 8	2	54
Non-severe Special Education	Special Education Non-Severe	2	26
PE Room	7 - 8	1	27
Science	7 - 8	8	216
Severe Special Education	Special Education Severe	1	9
Weight Room	7 - 8	1	27

Based on the standards specified in Education Code 17071.25 and the number of teaching stations in the project, the student capacity of this project is 1664.

CORE FACILITIES:

Administration	Closed Corridor	Custodial
Gymnasium	Kitchen	Library
Locker	Mechanical	Multi-Purpose
Open Corridor	Resource Specialist Progr	Shower
Small Group Instruction	Speech	Storage
Teacher Work Room	Toilets	

Comments: The western 100' of the site is not usable for school purposes due to the set-back required from the electrical transmission lines that run parallel to the western property line (Title 5 14010(c)).

The district requested a supersede letter on September 4, 2008 stating that 36 classrooms should have originally been specified as 6th grade teaching stations.

The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

Murrieta Valley Unified
September 4, 2008
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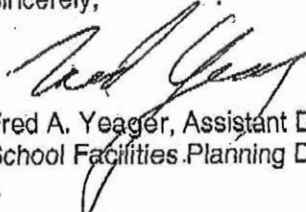
PTN: 75200-27
Dorothy McElhinney Middle School

The district has met the requirements of Education Code 17213.1 regarding the preparation of a Phase I environmental assessment or a Preliminary Endangerment Assessment (PEA), and/or the completion of a Response Action, and the Department of Toxic Substances Control has issued a determination letter dated February 23, 2005 indicating that no action or no further action is required for this site.

For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of the initial approval letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence construction within two (2) years of the date of the initial approval letter. Regardless of the funding source, if, prior to construction, changes are made to the plans that would affect or alter the California Department of Education's original approval (including but not limited to changes in surrounding land uses, the master plan capacity of the project, changes in code and/or regulation, or a subsequent CEQA determination); the plan may be subject to reevaluation using the most recent standards.

Please contact the consultant identified below if you have questions regarding this letter:

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division

DP4152/P3431
cc: Architect



Kent Van Gelder, Consultant
School Facilities Planning Division
(909)790-7241